

Former Abbot Worsted Mill - 12 North Main Street

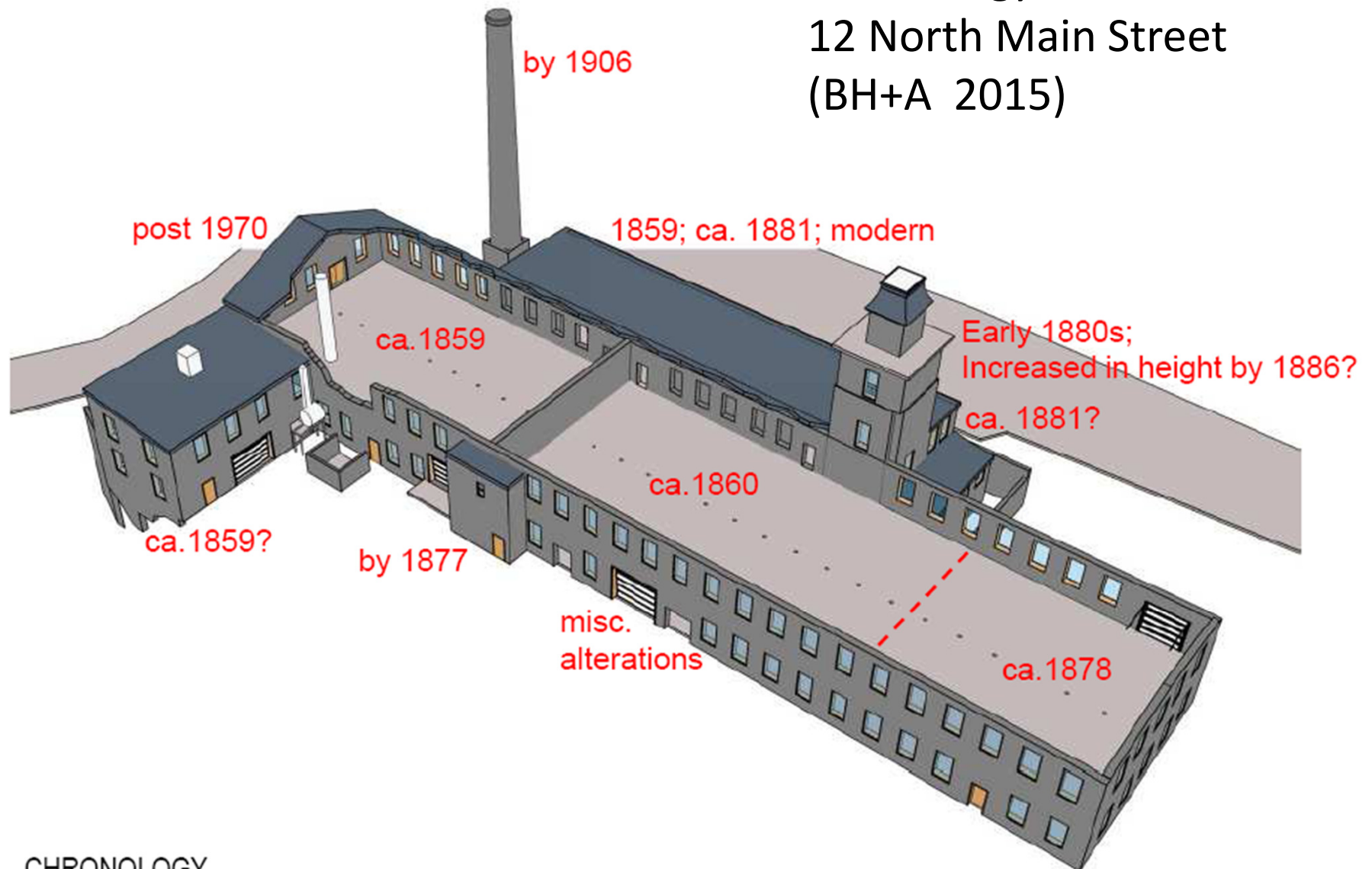
- Constructed in 1859
- Vacant since 2005
- Owned by the town as of September 2015
- Task force recommends stabilizing the structure as first phase of a future rehabilitation project



Presentation to CPC on 10/6/2015

FORMER ABBOT WORSTED COMPANY MILL #1
12 North Main Street, Graniteville, Westford

Chronology of Construction
12 North Main Street
(BH+A 2015)

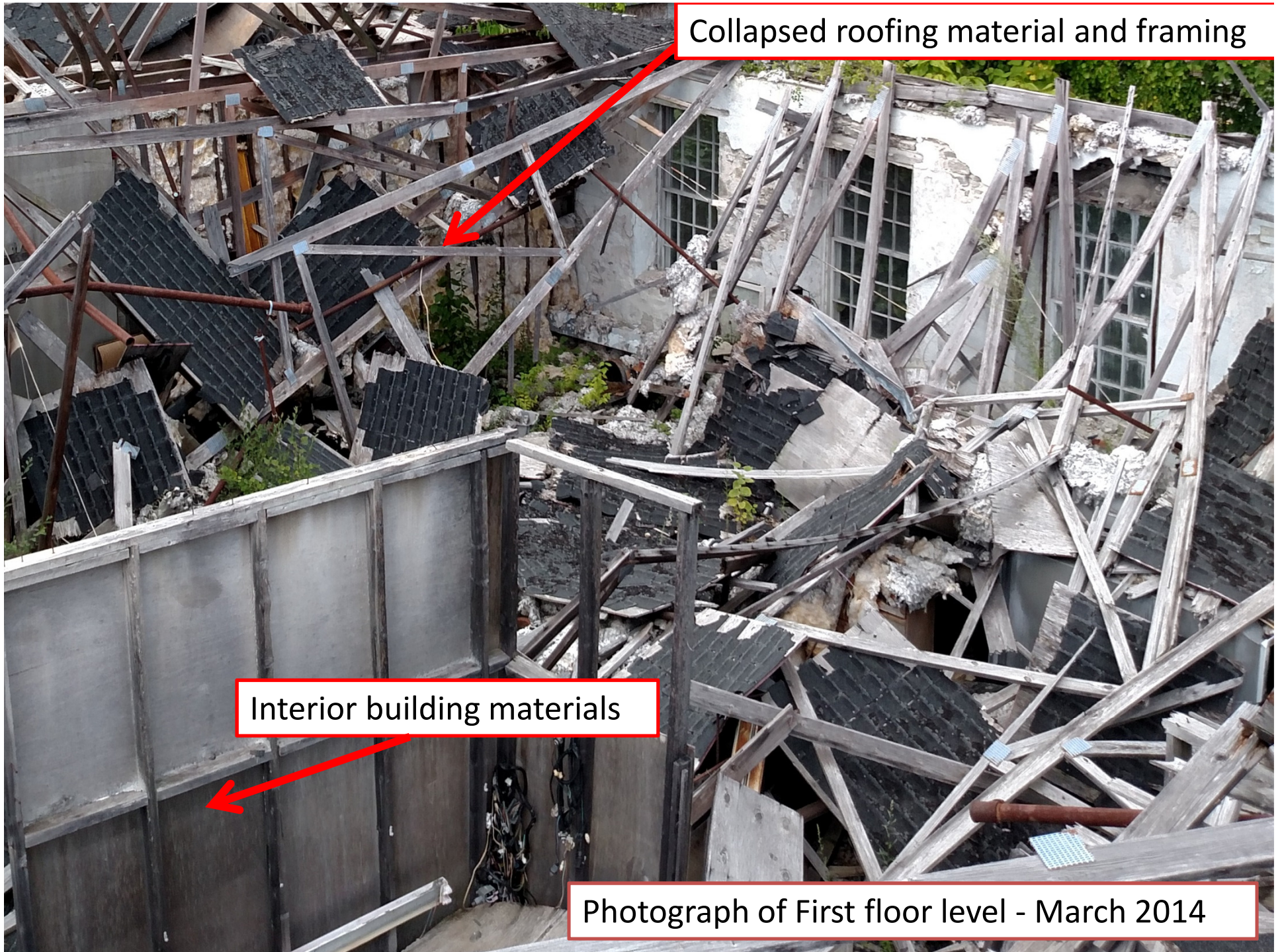


CHRONOLOGY



Debris removal

- Remove weight of debris off of remaining flooring
- Reduce stress on structural floor beams
- Provide for ventilation to prevent mold and further deterioration caused by dampness



Collapsed roofing material and framing

Interior building materials

Photograph of First floor level - March 2014



Photograph of Basement level - March 2015

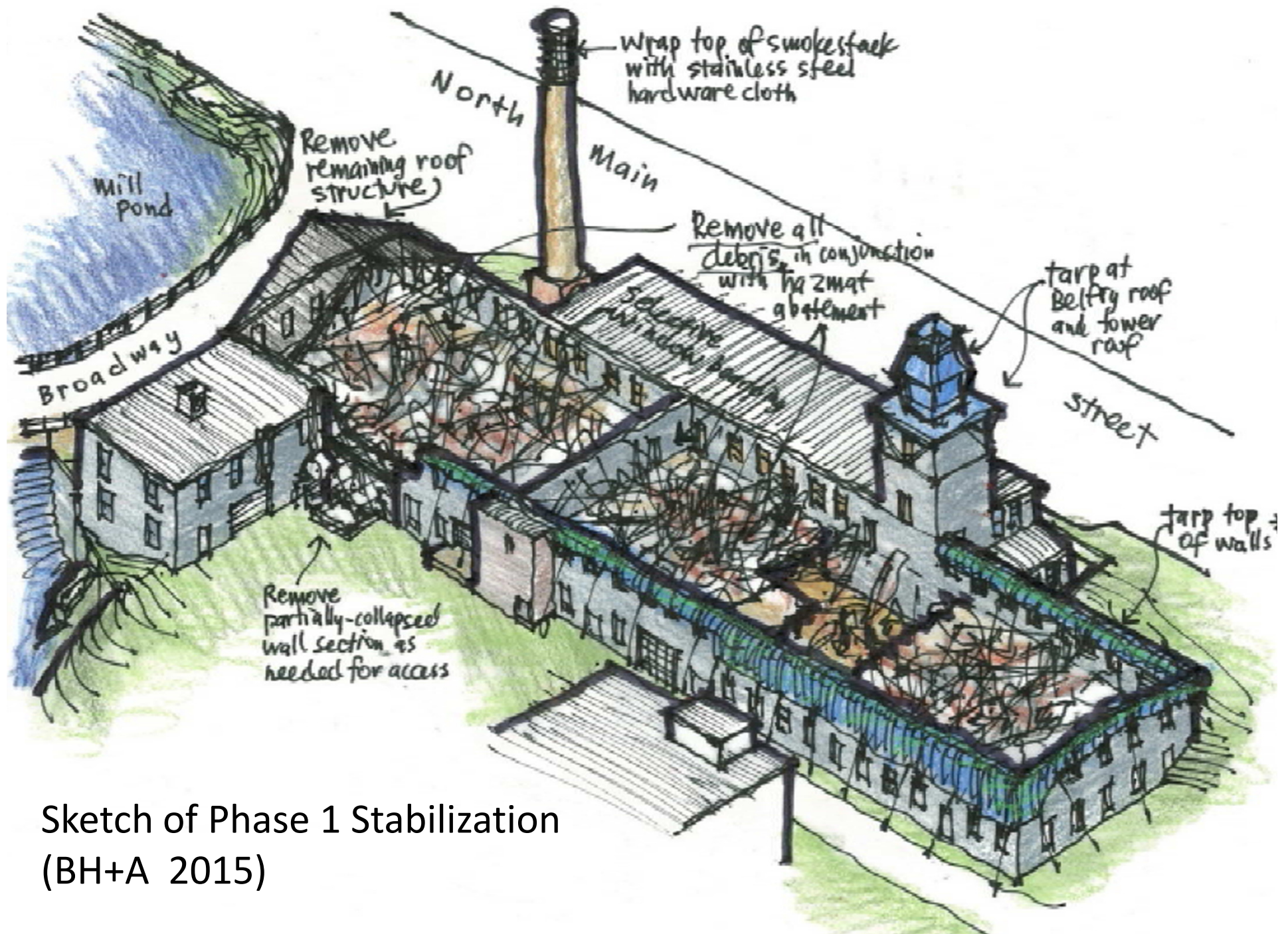


Basement level - June 2015

“With no roof above, portions of the floor have already collapsed down into the basement, and we are concerned that collapse of additional floor beams will bring down the cantilevered stone masonry walls to which they are attached.” BH+A

Total Phase 1 Stabilization Project Budget:

Debris removal and abatement:	\$250,000
Shoring of beams and providing safe walking path over basement floor:	\$47,000
Tarping the top of walls and bell tower	\$31,250
Stainless-steel wrap for top of smokestack:	\$17,500
Remove remaining modern roof and board windows	\$17,500
Remove vegetation:	\$15,000
Total	\$378,250



Sketch of Phase 1 Stabilization
(BH+A 2015)

Project Purpose

- Prevent catastrophic collapse that could endanger residents, vehicles, and the Stony Brook
- Preserve the current condition of the building to allow for historic preservation to be part of the redevelopment plan.
- Prevent further deterioration and give the town more time to decide the next steps
- Abate the hazardous materials contained inside the building to improve health and safety.
- Secure the top of the smokestack to prevent bricks from falling on vehicles or pedestrians.
- Allow for safe entry to continue planning